

NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: February 9, 2017

PROJECT NAME/NUMBER: Avana Ridge Apartments/ LUA17-000041, FPUD

PROJECT DESCRIPTION: The applicant is requesting a Final Planned Urban Development approval for the construction of a multi-family development containing 74 units in two 4-story structure. The vacant 3.78 acre site is located within the Residential Multi-Family (RM-F) zoning classification and Urban Design District B. The development would be comprised of two separate multi-family residential structures resulting in a density of 20.21 du/ac. The subject site is fronted by three public rights-of-way: SE 172nd Street, Benson Road South (108th Ave SE) and Benson Drive South (SR-515). The applicant proposes one entrance off of SE 172nd St to the north of the site between the proposed buildings, and one entrance off of Benson Road South to the eastern side of the site, both meeting to form the primary drive-through access across the site. There is a Class 4 stream which bisects the site, running east/west. Pursuant to RMC 4-3-050 the applicant is proposing impacts to the stream buffer through the use of buffer averaging. Additionally, the site contains critical slopes and Coal Mine Hazards. The FPUD would be used to vary parking, design, open space, and retaining wall standards. The applicant has proposed to provide buffer enhancement as part of the proposed PUD public benefit, along with enhance open space, pedestrian amenities, and landscaping. A Preliminary Planned Urban Development was approved on the site under LUA15-000894 on May 24, 2016.

PROJECT LOCATION: 10619 SE 172nd St

PERMITS/REVIEW REQUESTED: Final Planned Urban Development

APPLICANT/PROJECT CONTACT PERSON: Justin Lagers/Avana Ridge LLC/9675 SE 36th St, #105/Mercer Island, WA 98040/253-405-5587/justin@pnwholdings.com

Comments on the above application must be submitted in writing to Jill Ding, Senior Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on Febraury 23, 2017. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager at (425) 430-6598. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

DATE OF APPLICATION: JANUARY 26, 2017

NOTICE OF COMPLETE APPLICATION: FEBRUARY 9, 2017

